

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

Chair Neff called a Adjourned Regular meeting of the Planning Commission to order at 7:00 p.m., **Wednesday, April 28, 2004**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Randy Neff, Chair
Mary Lee Rosenbaum, Vice Chair
Michael Christianson, Alternate

Commissioners Absent: Shakil Patel
Eric Essex

Staff Present: Deborah Woldruff, Director, Community Development
Rolland Crawford, Director/Fire Chief, Public Safety
Lori Lamson, Senior Planner
Jeff Peterson, Associate Engineer, Public Works Department
Jocelyne Larabie, Administrative Secretary

ITEMS TO BE DELETED OR ADDED

There were no items to be added or deleted.

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There were no oral reports.

CONTINUED ITEMS

PUBLIC HEARING

PC-04-24 - GENERAL PLAN UPDATE PROJECT - The project is a comprehensive update to the City's General Plan, which was originally adopted in 1973. A Draft General Plan document has been prepared based on public input received in various public workshops over the past two years. The draft document has been designed to respond to and reflect the City's changing conditions and community goals in order to guide the City's development during the next twenty years. The project boundaries include all of the City's corporate limits and the Sphere of Influence in the San Bernardino County unincorporated areas generally located south of Redlands Boulevard, east of California Street, south of Barton Road and west of the San Timoteo Creek Channel, and the southeast portion of the South Hills area into San Timoteo Canyon and south to the Riverside County line. The Draft General Plan document addresses issues and sets broad policies related to Land Use, Community Design, Circulation, Economic Development, Housing, Conservation, Open Space, Noise, Safety, Public Services and Facilities, and Historic Preservation.

Senior Planner Lamson provided the status of the discussion of the draft General Plan stating that staff had met with LSA Associates, the firm contracted to prepare the General Plan and reviewed all comments received at the April 19, 2004 workshop. She added that LSA would present a concept plan for the land use in the South Hills at the May 19, 2004 meeting. She stated that LSA had abandoned the idea of slope density calculations as previously proposed and was now suggesting to have a flat rate for the areas outside of the Initiative area and to provide density transfer and preservation policies for the Initiative area. She added that there was also a proposed plan for a policy for property transfers to preserve the land in the Initiative area. Ms. Lamson informed the Commission that a new document would be ready for their review at the Special Meeting on May 19, 2004.

Commissioner Christianson wanted to know if the changes being proposed were suggested by the developers present at the meeting of April 19, 2004. Senior Planner Lamson replied that it was a collaborative effort by staff and LSA to take into consideration what the developers

needed as well as the comments provided by the Planning Commission, City Council and the public as to what they wanted to see happen in the South Hills.

Chair Neff opened the discussion on Element 10 – Public Health and Safety. He explained that the Element 10 was divided into six major sections: Geotechnical Hazards; Flooding Hazards; Slope Failure Hazards; Fire Hazards; Hazardous Waste and Materials; and Emergency Preparedness.

Element 10 – Public Health & Safety

Commissioner Christianson expressed his concerns regarding development near the San Jacinto Fault in the South Hills. Senior Planner Lamson explained that there was a State regulation that stated that no habitable structure was permitted across the known trace of any active fault and that the draft General Plan required a 50-foot setback on either side of the fault trace.

Figure 10.1 – Geologic Hazards Map

There was a brief discussion regarding the map showing the various faults that could affect development. Director Woldruff clarified that the unidentified faults were offshoots of the identified faults. No changes were made to the text.

10.2 – Flooding Hazards

Page 10-6, in the first paragraph, Commissioner Rosenbaum requested that the Seven Oaks Dam be identified as a dry dam. Director Woldruff stated that the language could be changed to add that characteristic of the dam.

Commissioner Christianson requested that Figure 10.2 show the location of the City's water tanks to illustrate the possibility of localized flooding in the event of an earthquake.

Commissioner Rosenbaum asked to correct the legend description on Figure 10.2 for the "Proposed Detention Basins" to reflect that there was only one proposed basin shown. Director Woldruff stated that she would make the appropriate change.

Mr. Glenn Elssmann, 24949 Prospect Ave, pointed out that Designation "AE" described in the text on page 10-6 did not appear on the legend of Figure 10.2. Commissioner Rosenbaum also pointed out that there was no text for Designation "A" on page 10-6. Director Woldruff stated that she would clarify the language to make the necessary changes.

Figure 10.2 – Zone X – Senior Planner Lamson stated that she would verify the scope of Zone X in the area of California Street and Redlands Boulevard to clarify the Flood Zone Designation for that area.

Page 10-9 – Section 10.2.3, Item e) at the top of the page – Commissioner Rosenbaum requested clarification of the meaning of "streams and creeks should be left in their natural state". A discussion ensued during which Director Woldruff explained that it meant that any creeks and stream should not be backfilled during development. She added that the information on blue line creeks and streams was taken from USGS maps. Director Woldruff stated that a reference to the USGS quad sheets should be added and the following change at the beginning of the paragraph to say: In the "South Hills" area, streams and creeks ..."

Page 10-12 Section 10.4.2, Item d) – Remove the reference to "mixed-use structure", as sprinklers are required in all new construction.

Mr. Elssmann asked if "control burns" should be addressed formally in general plan. Chief Crawford would provide language to insert in guiding policy as item "f" in section 10.4.2.

Chair Neff asked the Commissioners if they would agree to discuss Element 11 because Chief Crawford had to leave the meeting. It was the consensus of the Commission to discuss Element 11 and return to the discussion of Element 10 later in the meeting.

Section 11.1, Page 11-6 - Follow-up Studies and Actions, Item j) #2 bullet – Clarification regarding the Fire Protection fee as a new fee or part of the current fees being collected from developers.

Follow-up Studies and Actions, Item j) #4 bullet – It was commented that neighborhood watch was already operational. Director Woldruff stated that she would ask Mr. Zola to make changes if it was appropriate.

Fire Chief Crawford thanked the Planning Commission for accommodating him and left the meeting at 8:55 pm.

Chair Neff reopened the discussion of Element 10.

Section 10.2.3 – Flooding Hazards, Section e) Chair Neff stated that he would like to see wording in the General Plan stating that the City of Loma Linda wished to cooperate with Army Corps of Engineers and Fish and Wildlife agencies. Director Woldruff replied that she would ask Mr. Zola to add language in that section, i.e.: “Cooperate with State and Federal agencies to encourage developers to leave stream and creeks in their natural state.” Mr. Elssmann suggested that if was not possible to preserve, add language for developers to show mitigation.

Section 10.3 – Slope Failure Hazards - Commissioner Rosenbaum requested that a map be added to illustrate the text in paragraph 3.

Section 10.3.2 – Guiding Policy c) The Commission recommended that the text be changed to replace the word “hillside” for the word “sloped” – Director Woldruff stated that geologic and soils reports were currently required from all developments not just sloped development. However, she agreed that language could be added to the General Plan to include all development, as follows:

“Require Geologic and soils reports as part of the development review process and/or building permit process for all development in affected areas to minimize slope failure”

Figure 10.4 – Commissioner Rosenbaum pointed out that the street south of Park Avenue was Cottage Street and requested that it be labeled on Figure 10.4. A discussion ensued regarding the Airport Influence Area and flight patterns of planes and helicopters over the City of Loma Linda. Director Woldruff stated that the language and the map in the General Plan were mandated by the State and must be available to the public. Chair Neff suggested that Figure 10.4 should be labeled to reflect that the Airport Influence Area was for the San Bernardino International Airport.

Chair Neff proposed that the discussion continue on Chapter 11.0 – General Plan Implementation Programs. A discussion ensued where Director Woldruff asked the Commission how they would like to proceed. It was the consensus of the Planning Commission to review Element 11 – General Plan Implementation Programs after all changes were made to the complete text of the General Plan, including any language addressing the South Hills that resulting from the Special Meeting of May 19, 2004.

There was a discussion regarding “quiet zones ordinances” and ways to mitigate the noise of train horns. Mr. Elssmann asked if it should be considered as a safety issue to be addressed in the General Plan. Chair Neff asked if the train noise issue could be considered in the Public Health and Safety Element. Director Woldruff stated that she would talk with Mr. Zola to see if “quiet zones” should be included in the General Plan, and if so should it be in the Noise Element (Chapter 7) or the Public Health and Safety Element (Chapter 10). There was further discussion on quiet zones in regards to policies and mitigations.

PC-04-25 - APPROVAL OF MINUTES

Motion by Rosenbaum, seconded by Christianson, and carried by a vote of 3-0, to approve the minutes of March 3, 2004 as presented.

REPORTS BY THE PLANNING COMMISSIONERS

None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

None.

ADJOURNMENT

Motion by Christianson, seconded by Rosenbaum, and unanimously carried to adjourn to the Regular meeting of May 5, 2004. (Patel and Essex absent)

The meeting was adjourned at 8:50 pm

Minutes approved at the regular meeting of August 25, 2004.

Administrative Secretary

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